

2013-004360  
Klamath County, Oregon  
04/24/2013 01:41:45 PM  
Fee: \$47.00

*MTL 96003*  
RECORDING REQUESTED BY:  
Ticor Title Company of Oregon  
744 NE 7th St  
Grants Pass, OR 97526

GRANTOR:  
Federal National Mortgage Association  
14221 Dallas Pkwy, Ste 100  
Dallas, TX 75254

GRANTEE:  
Joan Gail Gooley, an estate in fee simple  
5316 Bly Mtn Cutoff Rd.  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:  
Joan Gail Gooley  
5316 Bly Mtn Cutoff Rd.  
Bonanza, OR 97623

AFTER RECORDING RETURN TO:  
Joan Gail Gooley  
5316 Bly Mtn Cutoff Rd.  
Bonanza, OR 97623

Escrow No: 470312025937-TTJA26  
7623 Prairie Dog Drive  
Bonanza, OR 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Federal National Mortgage Association Grantor, conveys and specially warrants to Joan Gail Gooley, an estate in fee simple Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-15989, except as specifically set forth below:

Lot 17 in Block 33 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$101,900.00.

**ENCUMBRANCES:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$122,280.00 for a period of 3 months from the date of the recording of this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$122,280.00 for a period of 3 months from the date of the recording of this Deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS**

470312025937-TTJA26  
Deed (Special Warranty – Statutory Form)

*47 AMT*

AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated April 22, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by: Andrea Whitney  
of Pite Duncan, LLP as Attorney in Fact  
for Federal National Mortgage Association

Federal National Mortgage Association  
By: Pite Duncan LLP, a California limited  
liability partnership as its attorney-in-fact

State of CALIFORNIA

County of San Diego

This instrument was acknowledged before me on April 22, 2013 by \_\_\_\_\_ of  
Pite Duncan, LLP as Attorney in Fact for Federal National Mortgage Association.

SEE ATTACHED

\_\_\_\_\_, Notary Public - State of California  
My commission expires: \_\_\_\_\_

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(INDIVIDUAL or CORPORATION)

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# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

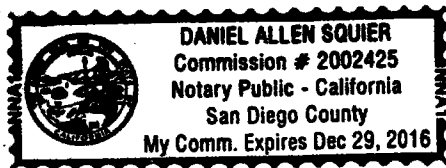
CIVIL CODE § 1189

State of California

County of San Diego

On 4/22/13 before me, Daniel Allen Squier, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Andrea Whitney  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Daniel A. Squier  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Special Warranty Deed - Statutory Form

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
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